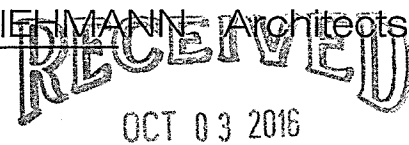


30 September 2016



City of Burlington Development Review Board

DEPARTMENT OF  
PLANNING & ZONING

To Board Members;

G.V.V Architects is working with Unsworth Properties designing a new building within the Enterprise Zone at the corner of Howard Street and Pine Street. We would like to have a Sketch plan review for this proposal to work through some questions that will assist us and the owner in making decisions which will benefit the project and the City.

We are scheduling a meeting with the Ward 5 NPA with the same goals.

The Site: Unsworth Properties owns and manages the entire block of properties within the Enterprise Zone on the east side of Pine Street between Howard Street and Marble Ave. There are at least seventeen distinct structures on this site, many of which are physically connected. The proposed building site is on the South East corner, abuts the residential neighborhood and faces the Dealer.com parking lot.

Some of the issues we would like to discuss are: HOUSING - There are three structures on the site that we plan to remove to make room for this new building. One of the structures is a duplex rental house that is fully with-in the enterprise zone. No housing is permitted in the zone, however replacement of these two units is required if they are removed. Our current thinking is that replacing the housing on this site will benefit the neighborhood and the enterprise zone.

PARKING and ACCESS – Underground parking is proposed for this project.

ARTIST COMMUNITY – The developer is planning on one floor of Artist Studios to be rented at similar rates to the existing studio spaces that will remain on this site. Two upper floors will be flexible space that can be rented to artists, as office space, or any use approved within the enterprise zone.

Thank you for taking the time to consider this project.

Sincerely;

Douglas R. Viehmann AIA







2



1



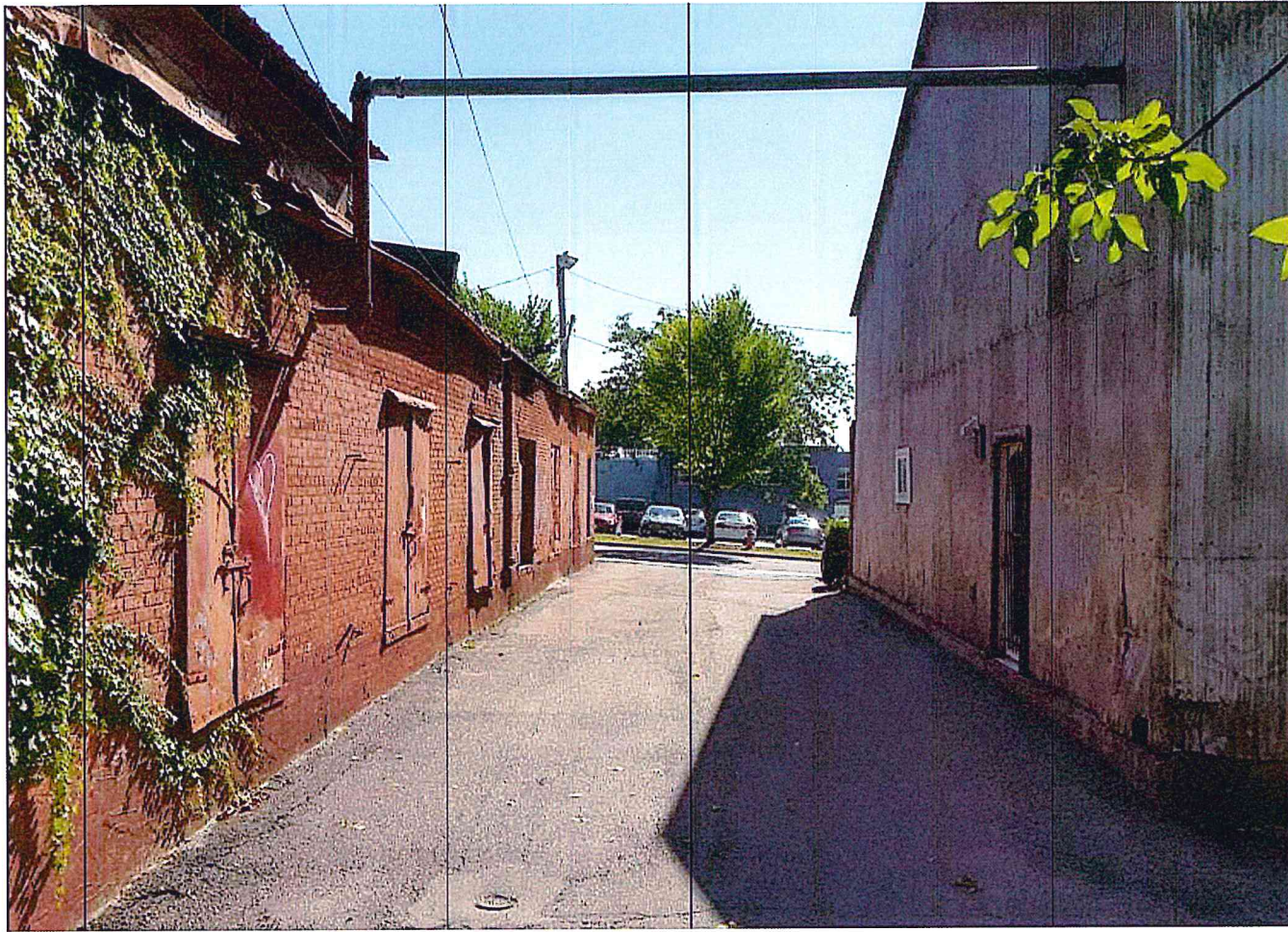


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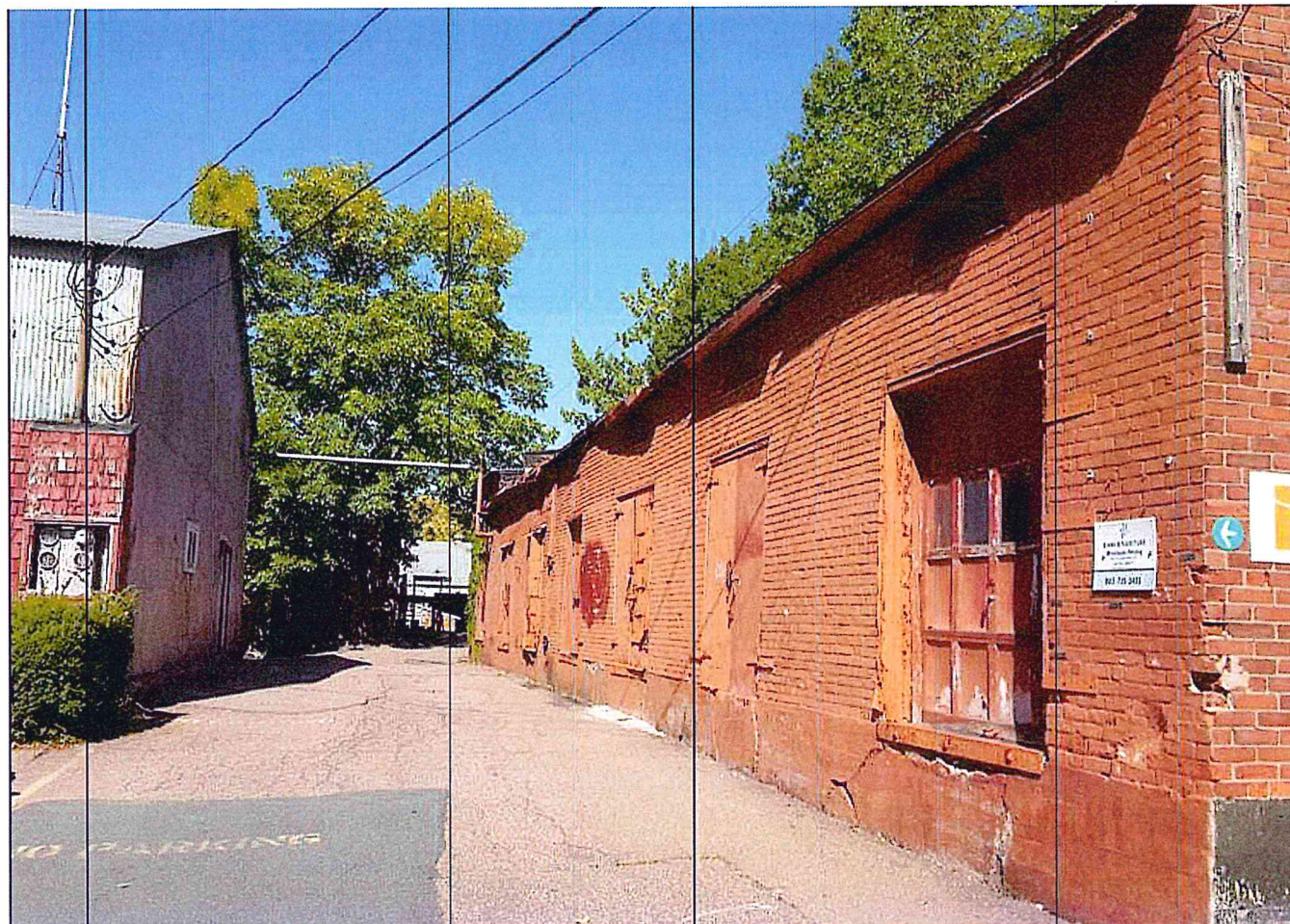


3





6



5





8



7





9

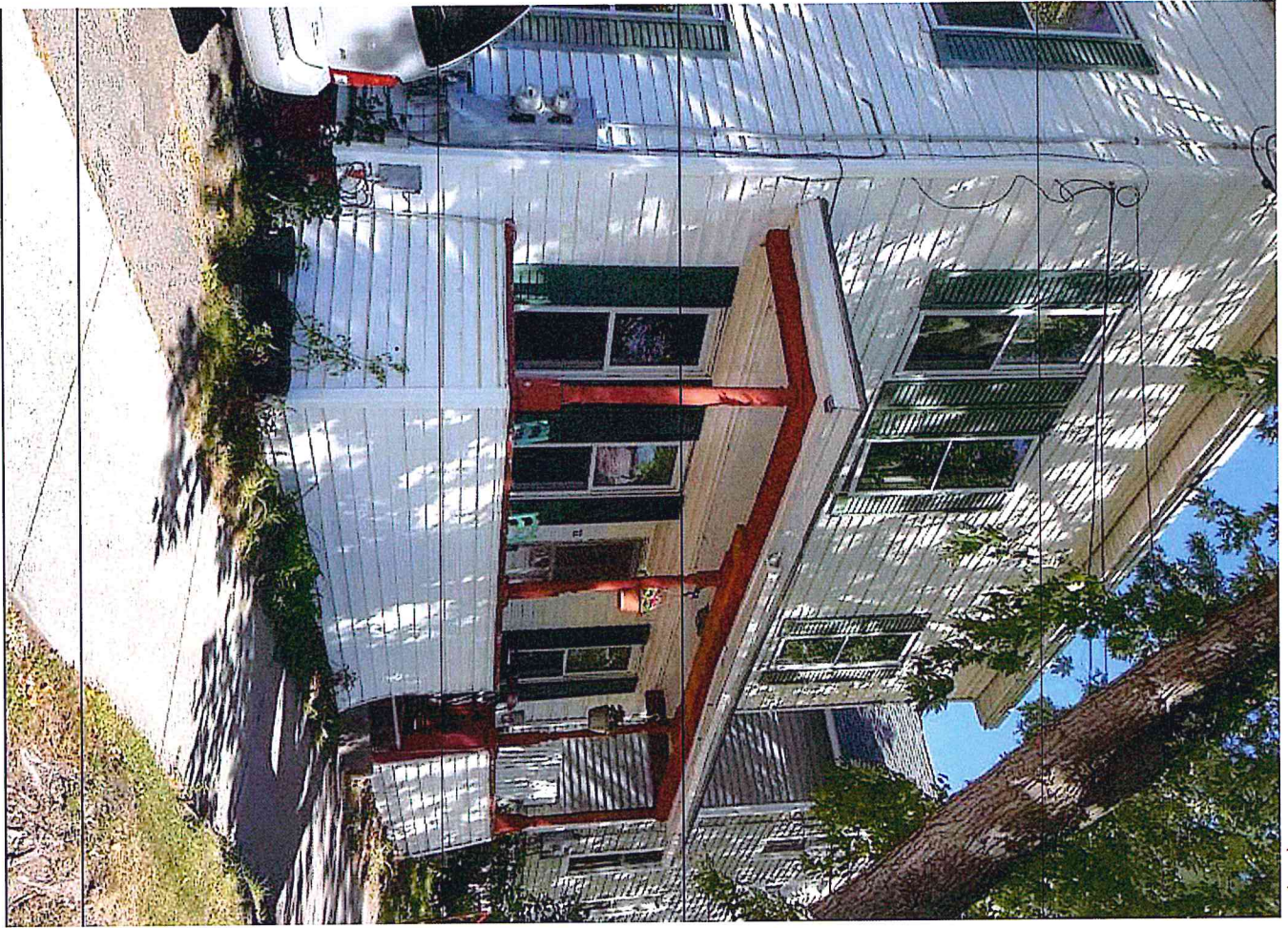


10





11



12



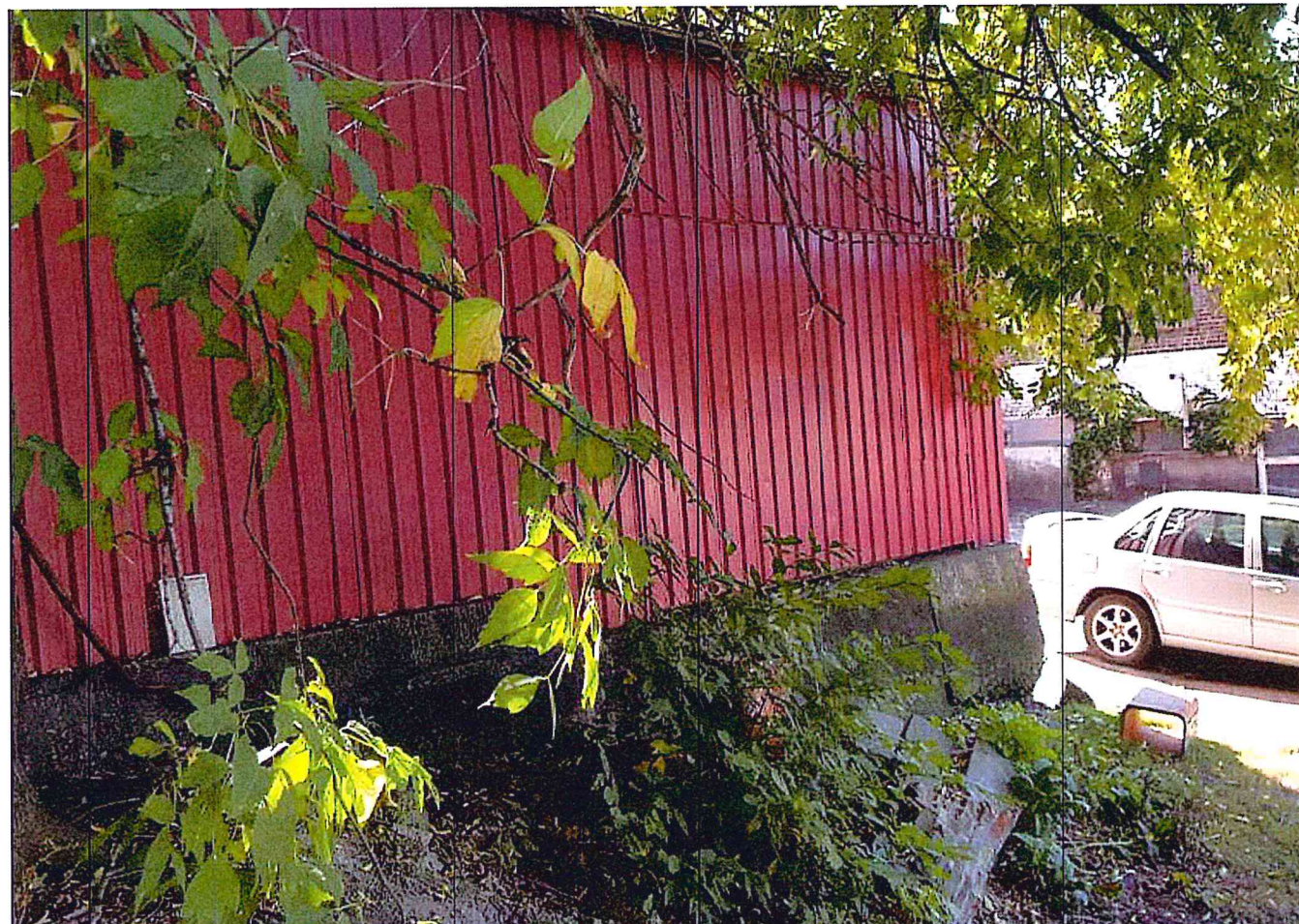
A photograph of a white, single-story house with a gabled roof and a large window with a black frame. The house is surrounded by green trees and a white picket fence. A red awning is visible on the right side of the house.

A photograph of a yellow house with a red roof and a chimney, partially obscured by green trees. A bicycle is hanging on the wall, and a car is visible in the background.



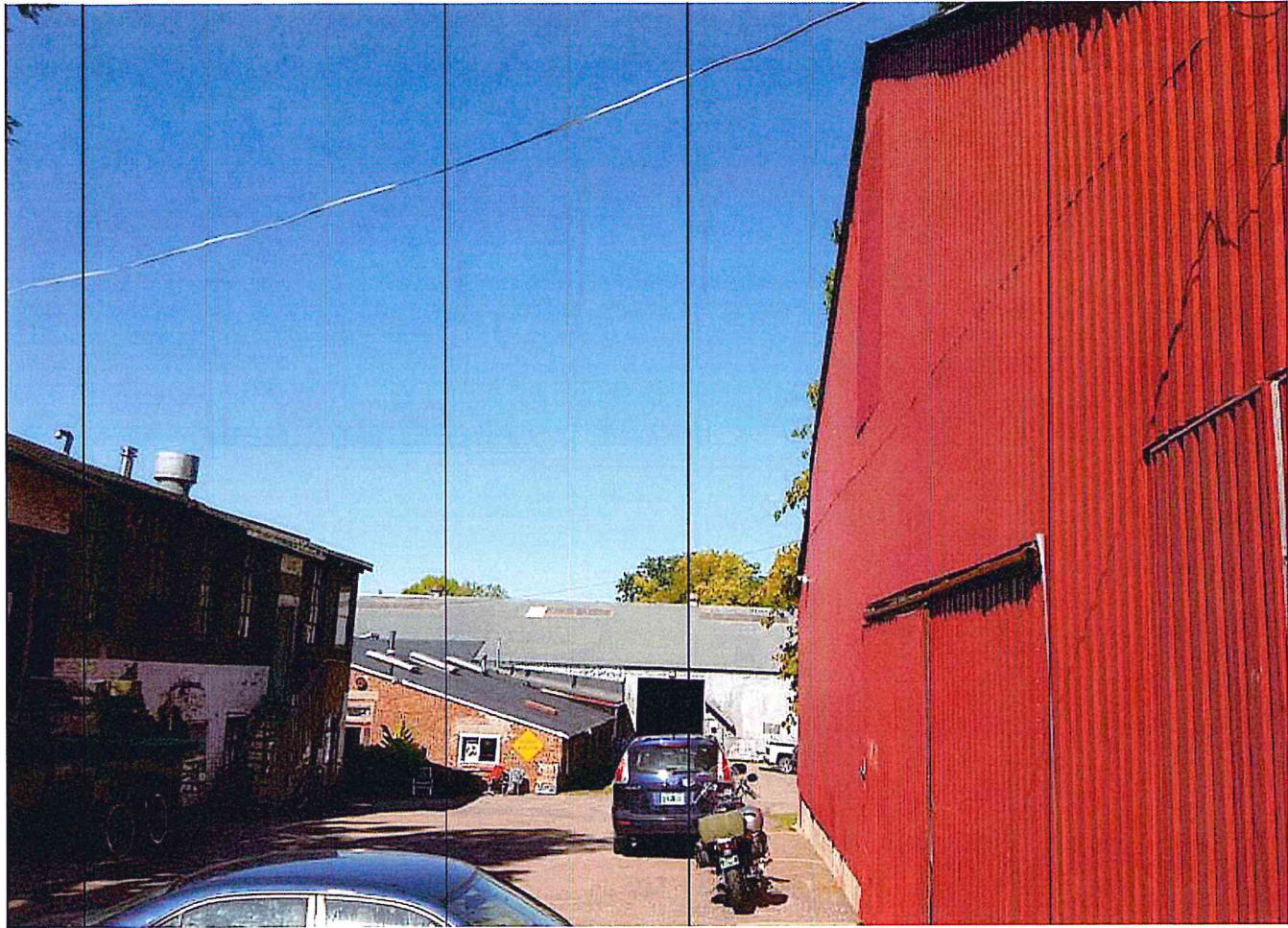


14



13



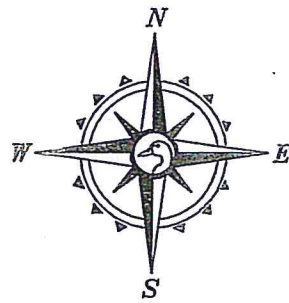


16



15





HOWARD SPACE PARTNERSHIP, LLP  
VOL. 838, PG. 116  
VOL. 616, PG. 547  
PARCEL #053-1-015-100 &  
PARCEL #053-3-082-000

# RED SYMBOL INDICATES DIRECTION OF PHOTO  
# REFERENCES PHOTOS SUBMITTED & NUMBERED

#### LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY OR PARCEL LINE
---	STONE WALL
---	TREELINE
---	WIRE FENCE
---	WOOD FENCE
---	DITCH
+	UTILITY POLE
+	HYDRANT
+	LIGHT POLE
○ I.R.F.	IRON ROD FOUND
○ I.P.F.	IRON PIPE FOUND
⊗	CATCH BASIN
⊗	SEWER MANHOLE
⊗	DRAIN MANHOLE
⊗	GAS SHUT OFF
⊗	GATE VALVE
⊗	GAS METER
---	1' CONTOUR LINE
---	5' CONTOUR LINE
---	TYPE
---	DECIDUOUS TREE

PINE STREET

HOWARD

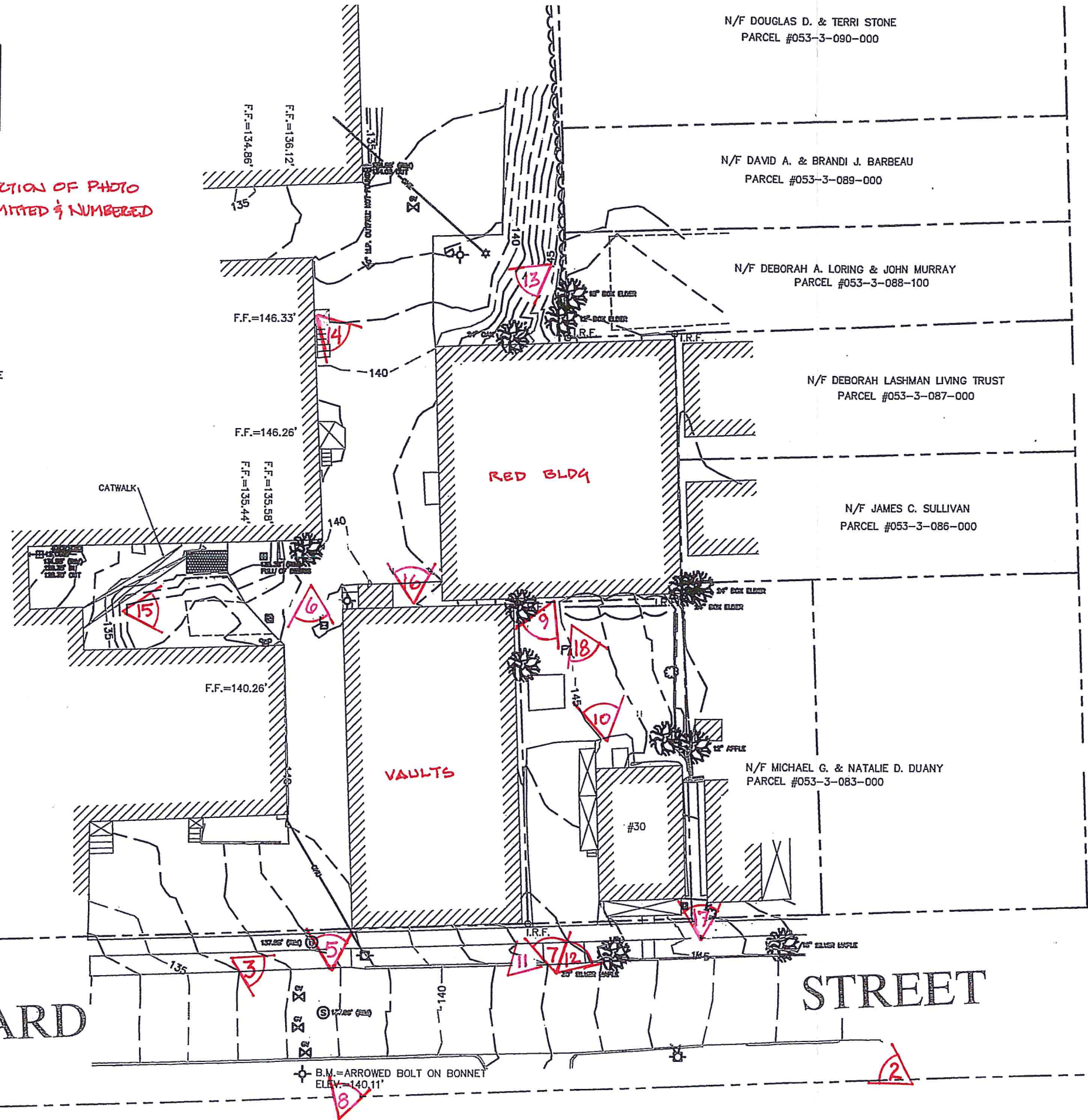
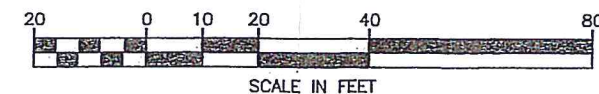
STREET

HAYWARD

STREET

#4/1

THE VAULTS PHOTO LOCATION PLAN UNSWORTH PROPERTIES  
G.V.V. ARCHITECTS 9:30:2016





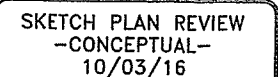
1. EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SURF-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL DIG SAFE 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
2. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
3. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
4. THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CULVERTS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
7. THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW HAMPSHIRE STATE LICENCED LAND SURVEYOR.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
10. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA AND WISHA REGULATIONS FOR CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
14. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROVIDE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING STORM OR WATERS OF THE STATE.



EXISTING FEATURES		PROPOSED FEATURES	
	CLEAN OUT		
	SEWER MANHOLE		
	CATCH BASIN		
	STORM MANHOLE		
	TAPPING SLEEVE AND VALVE		
	BOLLARD		
	GATE VALVE		
	HYDRANT		
	POST INDICATOR VALVE		
	WATER SHUT OFF		
	GAS SHUT OFF		
	GAS METER		
	LIGHT POLE		
	UTILITY POWER POLE		
	SOIL BORING		
	SIGN		
+ 100.00	SPOT ELEVATION	+ 100.5	
	TREE		
	HANDICAP SYMBOL		
	TREELINE		
	FENCE		
	5' CONTOUR INTERVAL		
	1' CONTOUR INTERVAL		
	PROPERTY LINE		
	EDGE OF PAVEMENT/HARDSCAPE		
	SANITARY SEWER LINE		
	STORM LINE		
	WATER LINE		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	UNDERGROUND TELEPHONE		
	GAS LINE		
	RIGHT-OF-WAY LINE		
	SETBACK		
	FEATURE TO BE DEMOLISHED		

<b>D1</b> EXISTING BUILDING	<b>D5</b> EXISTING PROPERTY LINE (TO BE DISSOLVED)
<b>D2</b> EXISTING SIDING	<b>D6</b> EXISTING PAVEMENT
<b>D3</b> EXISTING CONCRETE	<b>D7</b> EXISTING UTILITY LINE/STRUCTURE
<b>D4</b> EXISTING TREES/SHRUBS	

1. EXISTING PHYSICAL FEATURES AND TOPOGRAPHY SHOWN HERE ARE BASED ON A PLAN ENTITLED "SITE PLAN OF LANDS OF HOWARD SPACE PARTNERSHIP, LLP, 30 HOWARD ST & 400 PINE ST, BURLINGTON, VERMONT," PREPARED BY TERRY W. WILSON, VERMONT LICENSED LAND SURVEYOR AND DATED JULY 2016.
2. PROPERTY LINES DEPICTED HERE ARE TAKEN FROM A PLAN ENTITLED "PLAN OF A PORTION OF LANDS OF HOWARD SPACE PARTNERSHIP, LLP, 30 HOWARD ST & 400 PINE ST, BURLINGTON, VERMONT," PREPARED BY VERMONT MAPPING AND SURVEY CO., LLC, DATED JULY, 2016. THE PURPOSE OF SAID PLAN IS TO DEPICT LOT #053-3-082-000 AND THE EASTERLY LINE OF LOT #053-1-015-100. REFER TO PLAN FOR ADDITIONAL NOTES AND REFERENCES.
3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM THE ABOVE REFERENCED PLAN AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS. IN ORDER TO COMMENCE WORK, NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SITE (811 or 888-344-7233) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.
4. NORTH ORIENTATION IS REFERENCED TO VERMONT GRID NORTH & ELEVATIONS ARE REFERENCED TO NAVD 88.



<div style="display: flex; justify-content: space-between;"> <div> <p>Shear Title: Existing Conditions &amp; Demolition Plan</p> <p>Project Title: The Vaults Redevelopment Project 400 Pine Street &amp; 30 Howard Street Burlington, Vermont</p> </div> <div> <p>Designed By: KW/HKW</p> <p>Checked By: KW</p> <p>Drawn By: HKW</p> <p>Scale: 1" = 20'</p> <p>Date: 10/03/16</p> </div> </div>		<div style="display: flex; justify-content: space-between;"> <div> <p>Client: Unsworth Properties, LLC 26 Rutland, Vermont Essex Junction, Vermont (802) 879-4504</p> </div> <div> <p>ENGINEERING VENTURES PC</p> <p>208 Flynn Avenue, Suite 2A Burlington, VT 05401 Tel. 802.442.3333 • Fax 802.442.3336 85 Merchant Street, Suite 300A, Montpelier, VT 05602 Tel. 802.442.3333 • Fax 802.442.3331 <a href="http://www.engineeringventures.com">www.engineeringventures.com</a></p> </div> </div>	
<p>Rev. No.</p>	<p>Description</p>	<p>Chkd.</p>	<p>Stamp</p>








































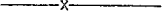

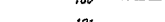
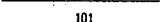

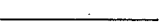
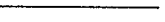
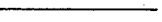
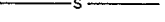
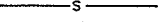

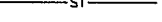


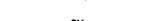
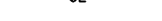

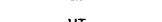
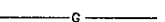
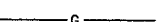
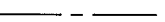


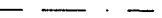






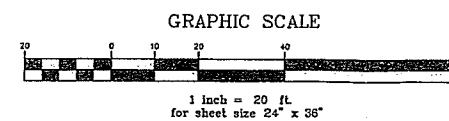
C1	PROPOSED PAVEMENT	C5	PROPOSED 30' LONG RAMP @ MAX. 1:12 SLOPE
C2	PROPOSED CONCRETE	C6	PROPOSED LANDING
C3	PROPOSED CONCRETE CURB	C7	PROPOSED BIKE RACK
C4	PROPOSED STAIRS		

ST1	PROPOSED TRENCH DRAIN RIM = 134.5	ST1	TO	ST2	12" HDPE @ 1% SLOPE
ST2	PROPOSED CATCH BASIN RIM = 134.0	ST2	TO	ST3	12" HDPE @ 1% SLOPE
ST3	PROPOSED CATCH BASIN RIM = 134.0	ST3	TO	ST4	12" HDPE @ 1% SLOPE
ST4	PROPOSED CATCH BASIN RIM = 139.75	ST4	TO	EX	12" HDPE
ST5	PROPOSED STORMWATER DETENTION TANK				
ST6	PROPOSED GRASSED SWALE @ 2% SLOPE				
ST7	PROPOSED GRASSED SWALE @ 1-2% SLOPE				

SS1	PROPOSED 6" PVC SEWER SERVICE LINE @ MIN. 2% SLOPE
W1	PROPOSED 6" D.I. WATER SERVICE LINE
E1	PROPOSED UNDERGROUND ELECTRIC LINE



EXISTING FEATURES		PROPOSED FEATURES	
	C/O		C/O
	SEWER MANHOLE		
	CATCH BASIN		
	STORM MANHOLE		
	TAPPING SLEEVE AND VALVE		
	BOLLARD		
	GATE VALVE		
	HYDRANT		
	POST INDICATOR VALVE		
	WATER SHUT OFF		
	GAS SHUT OFF		
	GAS METER		
	LIGHT POLE		
	UTILITY POWER POLE		
	SOIL BORING		
	SIGN		
	SPOT ELEVATION		
	TREE		
	WALKWAY SYMBOL		
	TREELINE		
	FENCE		
	5' CONTOUR INTERVAL		
	1' CONTOUR INTERVAL		
	PROPERTY LINE		
	EDGE OF PAVEMENT/HARDSCAPE		
	SANITARY SEWER LINE		
	STORM LINE		
	WATER LINE		
	UNDERGROUND ELECTRIC		
	OVERHEAD ELECTRIC		
	UNDERGROUND TELEPHONE		
	GAS LINE		
	RIGHT-OF-WAY LINE		
	SETBACK		



SKETCH PLAN REVIEW  
-CONCEPTUAL-  
10/03/16

[illegible]

**ENGINEERING  
VENTURES PC**

208 Hyde Avenue, Suite 2A, Burlington, VT 05401  
tel. 802.553.6275 • fax 802.553.6396  
85 Mechanic Street, Suite 350A, Lebanon, NH 03766  
tel. 603.442.9333 • fax 603.442.9331  
[www.engineeringventures.com](http://www.engineeringventures.com)

Unsworth Properties, LLC  
26 Railroad Avenue  
Essex, Vermont  
(802) 879-4504

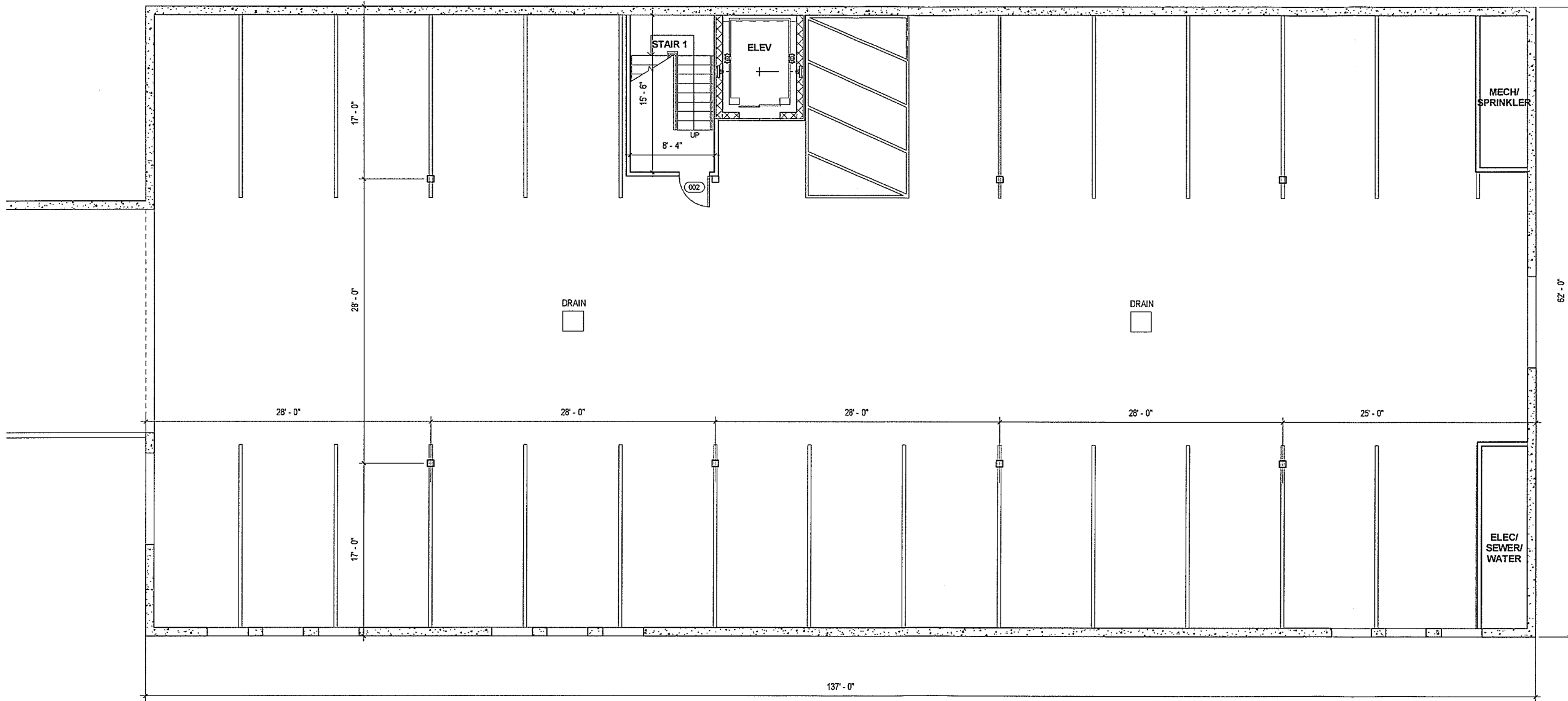
Sheet Title: **Proposed Site Layout,  
Grading & Utility Plan**

Project Title: **The Vaults Redevelopment Project  
400 Pine Street & 30 Howard Street  
Burlington, Vermont**

Designed By:	KW/HKW
Checked By:	KW
Drawn By:	HKW
Scale:	1" = 20'
Date:	10/03/16

C1.1





1 GARAGE PLAN  
3/16" = 1'-0"

GENERAL NOTES  
1 DIMENSIONS ARE FROM FRAMING-TO-FRAMING, UNLESS NOTED OTHERWISE.



PROGRESS SET

DATE: 10/03/16
REVISED:
SCALE: 3/16" = 1'-0"
DRAWING: GARAGE PLAN
SHEET: A1.1

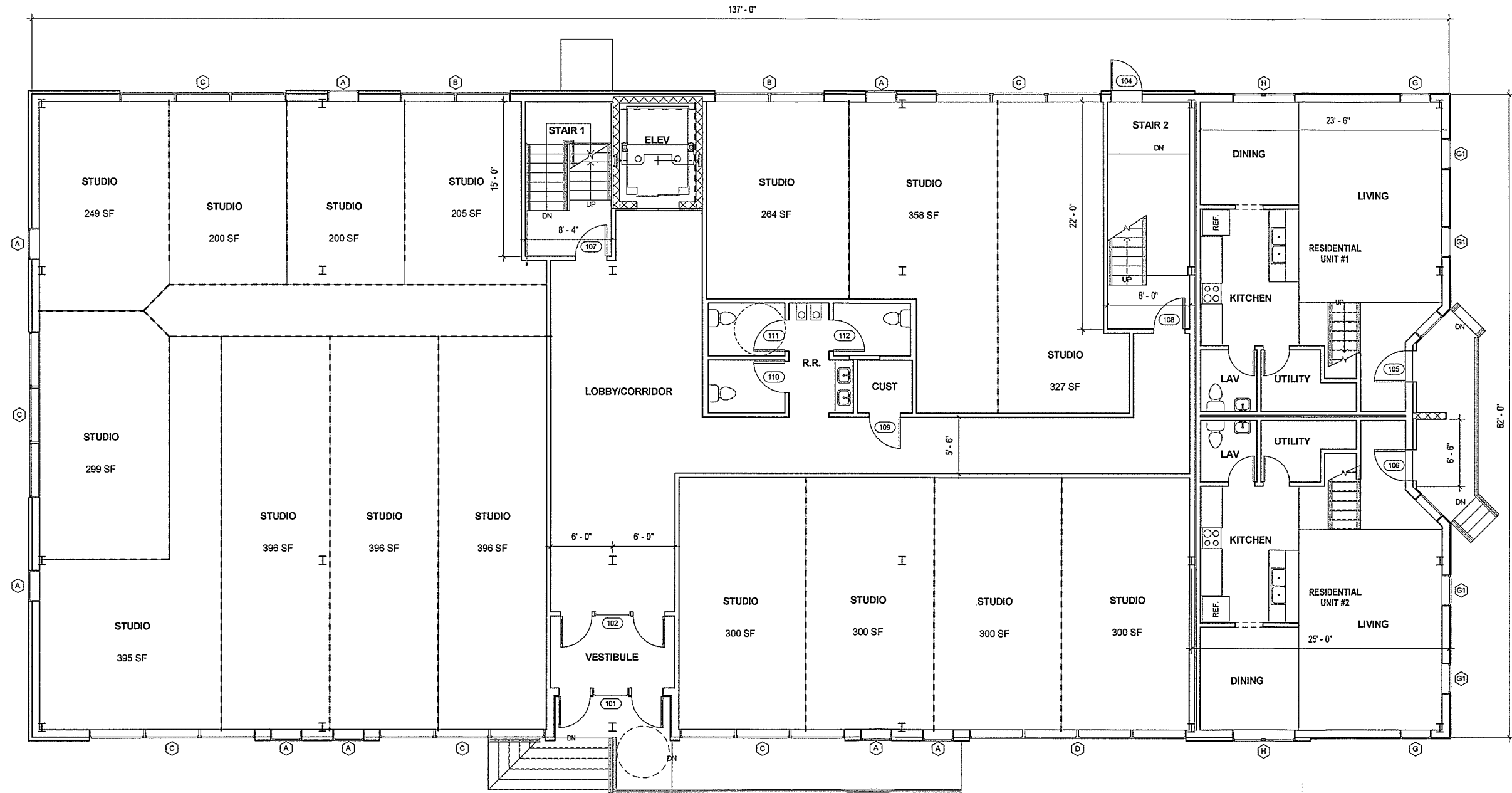
THE VAULTS  
30 HOWARD STREET, BURLINGTON, VT

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. BURLINGTON, VT 802.862.9631

CONSULTANTS:  
CIVIL ENGINEER  
Address  
  
STRUCTURAL ENGINEER  
Address  
  
MEP ENGINEER  
Address  
  
OTHER  
Address

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project without the written authorization





1 FIRST FLOOR PLAN  
3/16" = 1'-0"

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CONSULTANTS:  
CIVIL ENGINEER  
Address

STRUCTURAL ENGINEER  
Address

MEP ENGINEER  
Address

OTHER  
Address

THE VAULTS  
30 HOWARD STREET, BURLINGTON, VT  
GUILLOT VIVIAN VEINMANN ARCHITECTS, INC. BURLINGTON, VT 802.862.9631

DATE: 10/03/16  
REVISED:

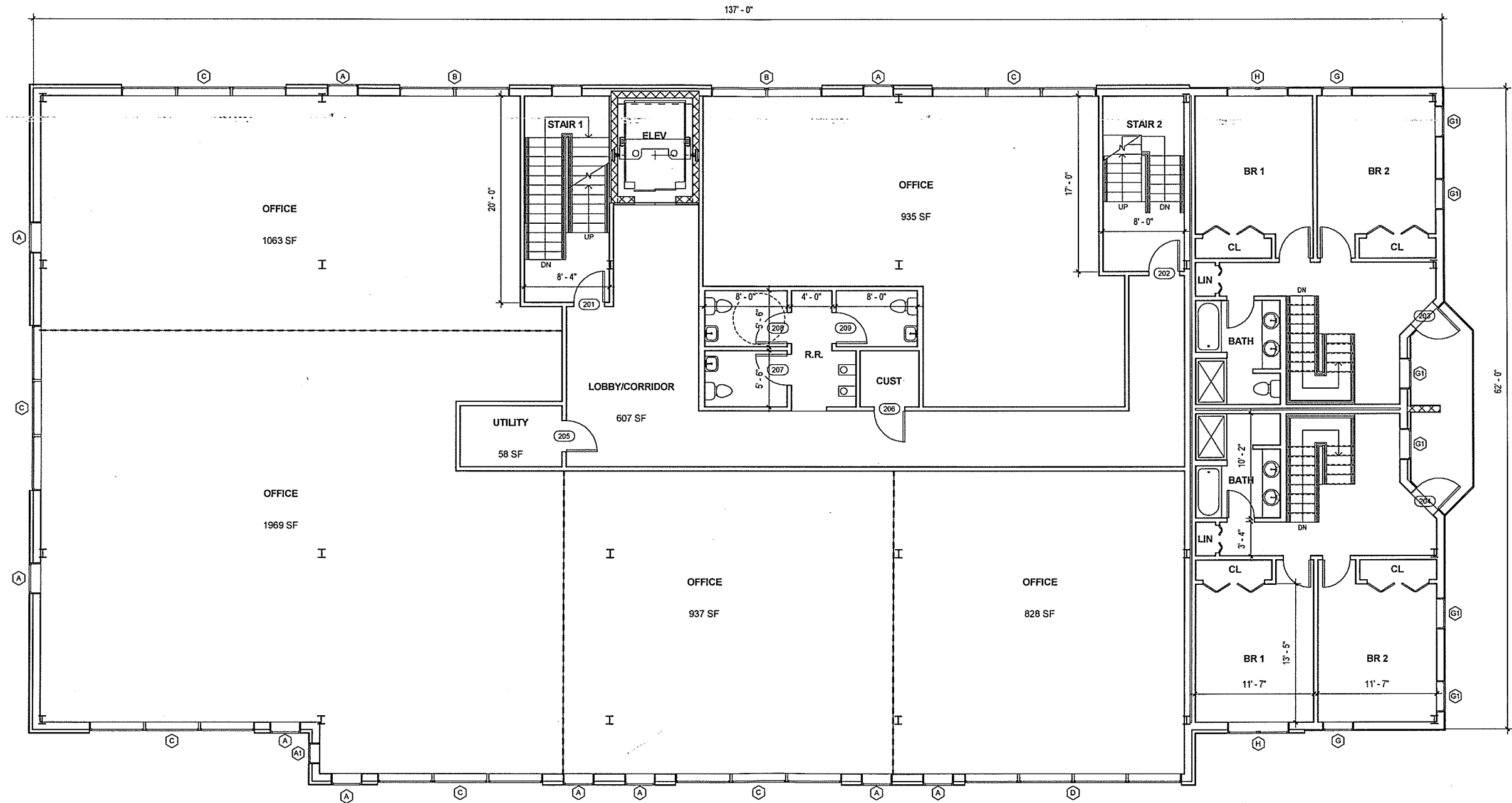
SCALE:  
3/16" = 1'-0"

DRAWING:  
FIRST FLOOR  
PLAN

SHEET:  
A1.2

PROGRESS SET



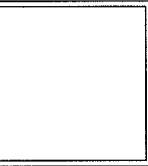


1 SECOND FLOOR PLAN  
3/16" = 1'-0"

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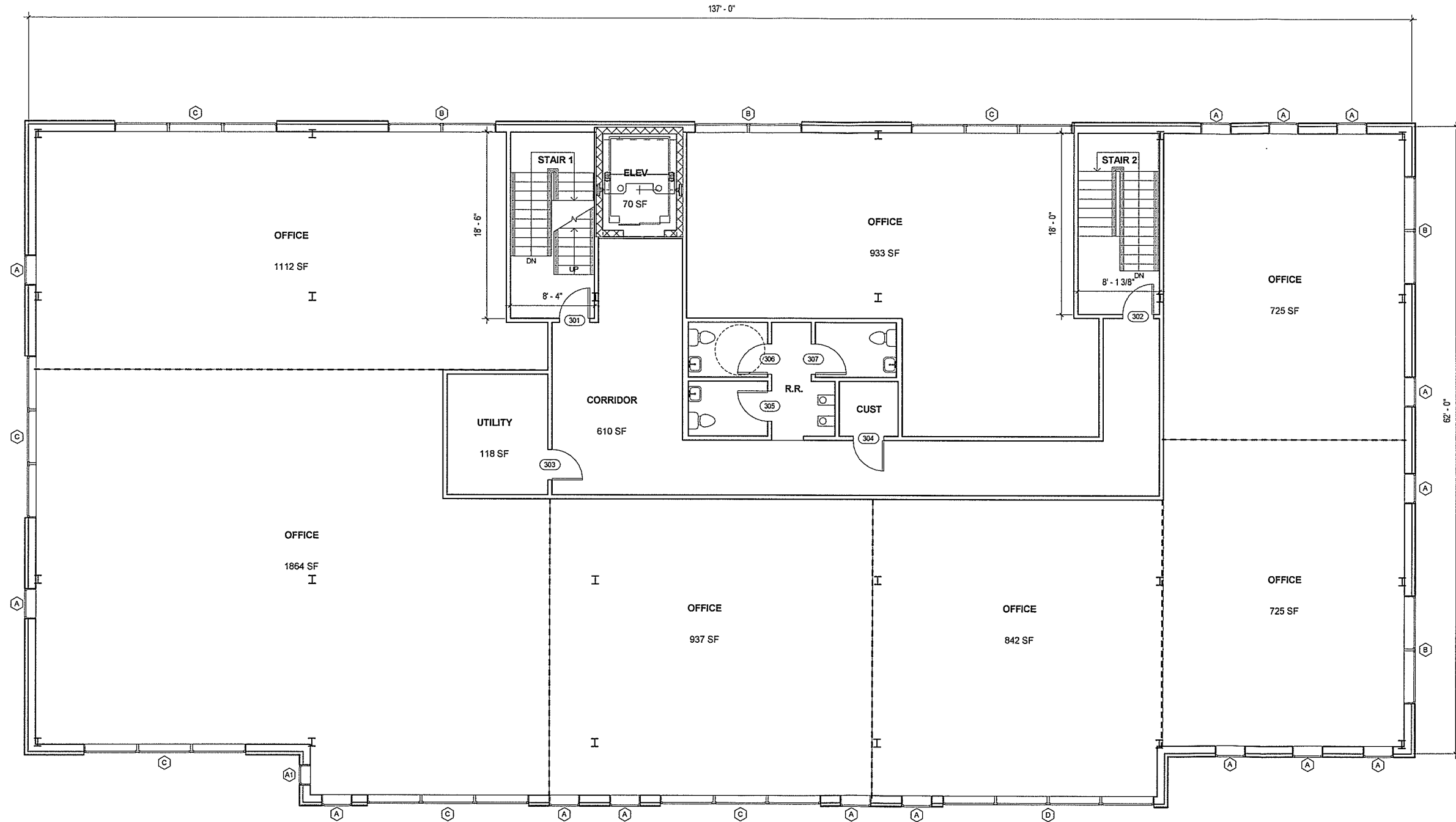


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DATE: 10/03/16  
REVISED:  
  
SCALE:  
3/16" = 1'-0"  
  
DRAWING:  
SECOND  
FLOOR PLAN  
  
SHEET:  
A1.3

PROGRESS SET





1 THIRD FLOOR PLAN  
3/16" = 1'-0"

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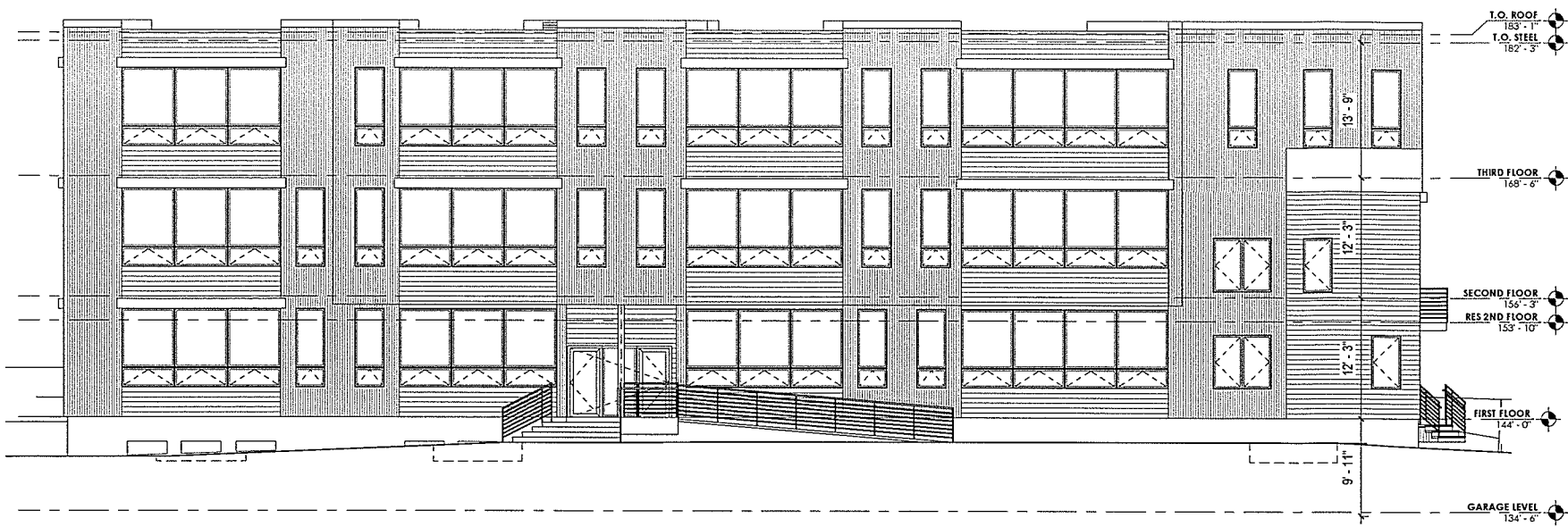
SCALE:  
3/16" = 1'-0"

DRAWING:  
THIRD  
FLOOR PLAN

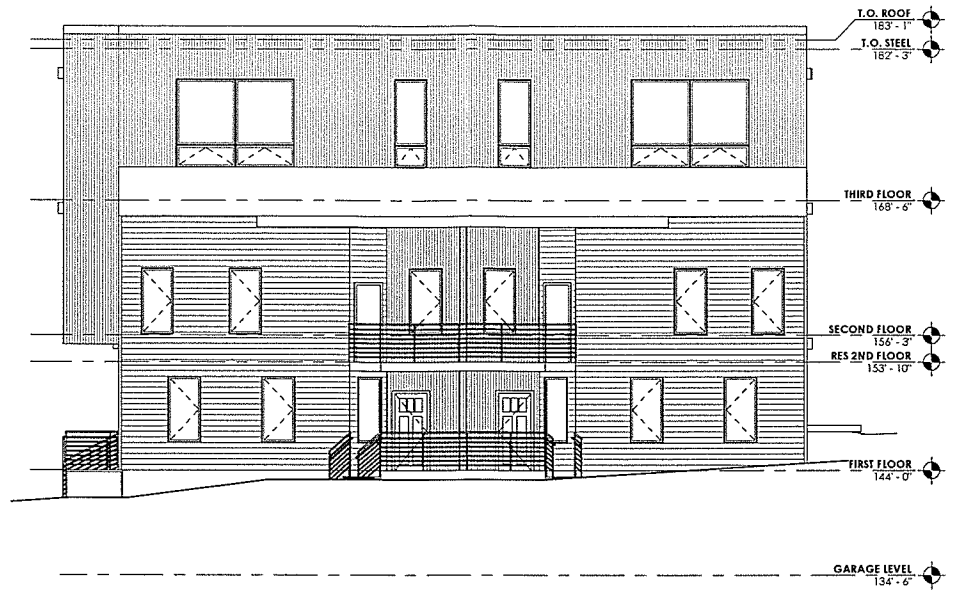
SHEET:  
A1.4

PROGRESS SET





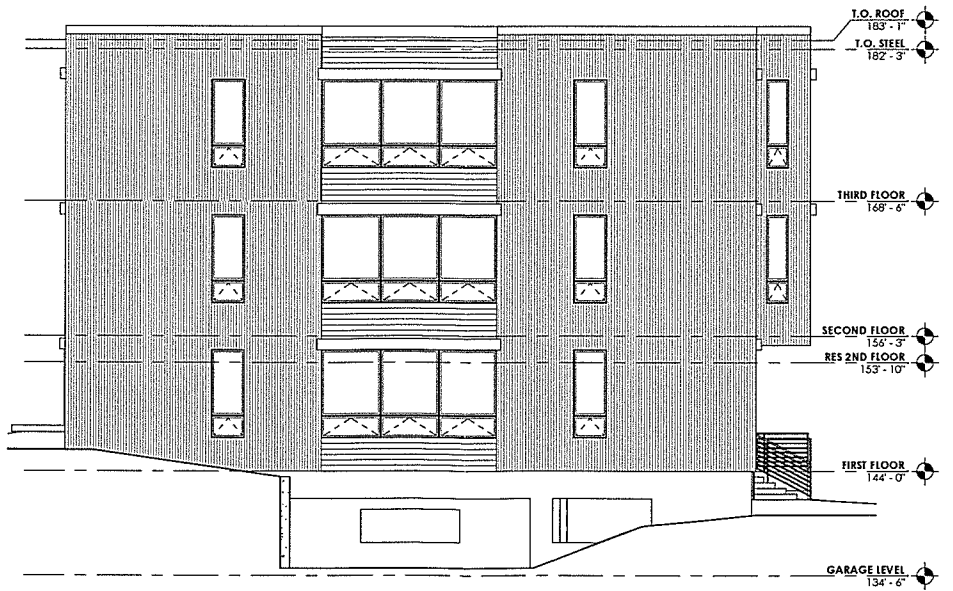
1 WEST ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"

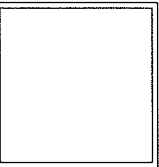


4 NORTH ELEVATION  
1/8" = 1'-0"

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DATE: 10/03/16  
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SCALE:  
1/8" = 1'-0"  
DRAWING:  
BUILDING  
ELEVATIONS  
SHEET:  
A2.1

PROGRESS SET



